

PROPOSED COUNCIL STUDY ISSUEFor Calendar Year: 2004Continuing ☐New ☒Previous Year (below line/defer) ☐

Issue: Modification of Residential Development Standards to support the Density Bonus currently offered in the BMR Program

Lead Department: Community Development

General Plan Element or Sub-Element: Housing and Community Revitalization Sub-Element

1. What are the key elements of the issue? What precipitated it?

This Study Issue will analyze possible changes to existing residential development standards to support the existing density bonuses offered by the Below Market Rate (BMR) Program. Such standards could include requirements for open space, building height, setbacks, lot coverage, floor area ratio and so forth. Chapter 19.66 of the Sunnyvale Municipal Code establishes the general requirements and density bonuses related to the construction of affordable housing.

This item has evolved from the recent review by Council of the BMR Program which analyzed a broad range of potential revisions to the Program. It has been suggested through testimony received on this review that the City consider relaxing certain development standards as incentives to encourage development of more housing units.

City Council deleted this item from consideration in 2003. Subsequent to the December 2002 workshop, Council considered the BMR Program revisions and staff completed the Community Development (CD) Strategy. Staff is suggesting this issue be revisited in support of its recent incorporation into the CD Strategy. A related item is the review of the maximum allowable building height in the R-3 Zoning District.

2. How does this relate to the General Plan or existing City Policy?

Housing and Community Revitalization Sub-Element

Goal E. Maintain and increase housing units affordable to households of all income levels and ages.

Policy E.1.b Comprehensively review and update the Below Market Rate (BMR) programs to better address affordable housing needs. Review code requirements for terms and conditions, review and update administrative processes to enhance marketing, monitoring and compliance.

3. Origin of issue:

Councilmember: _____

General Plan: _____

Staff: _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input checked="" type="checkbox"/>		

Board / Commission Ranking/Comment:

<u>Housing & Human Svcs</u>	Board / Commission ranked	<u>3</u>	of	<u>6</u>
<u>Planning Comm.</u>	Board / Commission ranked	_____	of	_____

4. Due date for Continuing and Mandatory issues (if known): _____

5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion 2004

6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department 240

(b) Estimated work hours from consultant(s): _____

(c) Estimated work hours from the City Attorney's Office: 20

(d) List any other department(s) and number of work hours:

Department(s): _____

Total Estimated Hours: 260

7. Expected participation involved in the study issue process?

(a) Does Council need to approve a work plan? Yes ☐ No ☒(b) Does this issue require review by a Board/Commission? Yes ☒ No ☐If so, which Board/Commission? Planning(c) Is a Council Study Session anticipated? Yes ☐ No ☒

(d) What is the public participation process?

Consultation and coordination with residential property owners, developers and others expressing interest in the BMR Program.

8. Estimated Fiscal Impact:

Cost of Study	<u>\$ 0</u>
Capital Budget Costs	<u>\$ 0</u>
New Annual Operating Costs	<u>\$ 0</u>
New Revenues or Savings	<u>\$ 0</u>
10 Year RAP Total	<u>\$ 0</u>

9. Staff Recommendation

- ☐ Recommended for Study
- ☐ Against Study
- ☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

Department DirectorDate

approved by

City ManagerDate